

**"The City With a Heart"**



Kelly Lethin, *Chair*  
Rick Biasotti, *Vice Chair*  
Tom Hamilton  
Auros Ansbergs Harman  
Mary Lou Johnson  
Valentine Morgan

**GOVERNOR'S EXECUTIVE ORDER N-25-20\*\*\*\*  
CORONAVIRUS COVID-19  
AND SAN MATEO COUNTY HEALTH DIRECTIVE  
FROM MARCH 14, 2020**

On March 17, 2020, the Governor of California issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the current Shelter-In-Place Order issued by the San Mateo County Health Officer which became effective on March 17, 2020, and which was updated and recently extended on April 29, 2020; the statewide Shelter-In-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020; and the CDC's social distancing guidelines which discourage large public gatherings, the San Bruno City Council Chambers at the Senior Center is no longer open to the public for meetings of the City Council. Members of the public may view the meeting on a livestream at [www.youtube.com/user/cityofsanbruno](http://www.youtube.com/user/cityofsanbruno) or on CityNet Services Channel 1. The recorded meeting will be also be made available for viewing on the City's YouTube channel after the meeting has concluded.

If you would like to make a Public Comment on an item not on the agenda, or comment on a particular agenda item, please email us at [pwu@sanbruno.ca.gov](mailto:pwu@sanbruno.ca.gov). The length of all emailed comments should be commensurate with the three minutes customarily allowed per speaker, which is approximately 300 words total. Emails received before the special or regular meeting start time will be forwarded to the Planning Commission, posted on the City's website and will become part of the public record for that meeting. If emailed comments are received after the meeting start time, or after the meeting ends, they will be forwarded to the Planning Commission and filed with the agenda packet becoming part of the public record for that meeting.

Individuals who require special assistance of a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, agenda packet or other writings that may be distributed at the meeting, should contact Pamela Wu, Planning and Housing Manager 48 hours prior to the meeting at (650) 619-7074 or by email at [pwu@sanbruno.ca.gov](mailto:pwu@sanbruno.ca.gov). Notification in advance of the meeting will enable the City of San Bruno to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

**AGENDA**  
**PLANNING COMMISSION MEETING**

[View Full Meeting](#)

**June 16, 2020**

**7:00 p.m.**

**Zoom Meeting Details:**

<https://sanbruno-ca-gov.zoom.us/j/96536262404?pwd=SHlwQTg0bHZZbWZ1aTBka0RRUndFQT09>

**Webinar or Meeting ID:** 965 3626 2404 (audio only)

**Password:** 178203

**Zoom Phone Line:** 669-900 9128 (same webinar ID and password as above)

Planning Commission are conducted in accordance with Roberts Rules of Order Newly Revised and City Council Rules of Procedure. All regular Council meetings are recorded and televised on CityNet Services Channel 1 and replayed the following Thursday, at 2:00 pm. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodations or appropriate alternative formats for notices, agendas and records for this meeting should notify us 48 hours prior to meeting. Please call the Community and Economic Development Department (650) 616-7074, or email your request to Pamela Wu, Planning and Housing Manager at [pwu@sanbruno.ca.gov](mailto:pwu@sanbruno.ca.gov).

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES:** February 18, 2020 and May 19, 2020

**2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA**

Individuals allowed three minutes. It is the City's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Council from discussing or acting upon any matter not agendaized pursuant to State Law.

**3. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**4. PUBLIC HEARINGS:**

**A. Stratford School Conditional Use Permit**

**201 Balboa Way (APN: 020-351-430)**

Zoning: R1 (Single-family residential)

Recommended Environmental Determination: An Initial Study and Mitigated Negative Declaration (IS/MND) have been prepared for the project pursuant to the California Environmental Quality Act (CEQA). The public comment period for the IS/MND was May 6, 2020 to May 26, 2020. The Planning Commission will consider adopt of the Initial Study/Mitigated Negative Declaration with the proposed Mitigation Monitoring Reporting Program (MMRP)

Request for an Architectural Review Permit and Use Permit to renovate the

former El Crystal Elementary School as a private preschool and kindergarten pursuant to Sections 12.108.010.A and 12.96.060.C.1 of the San Bruno Municipal Code. The proposed scope includes demolition of the existing play areas and detached accessory buildings, construction of a 3,368 square-foot addition to the existing main building, and the addition of three additional classrooms and two parking lots with a total of 112 parking spaces. Kartik Patel (Applicant) Stratford School (Owner). **AR20-004, UP19-023**

**B. 250 Courtland Drive** (APN: 019-170-130)

R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Section 15301.e.2: Existing Facilities

Request for a Use Permit to establish a child care center for up to 44 children pursuant to Sections 12.96.060.A and 12.96.060.C of the San Bruno Municipal Code. There is no expansion proposed with the new use and the proposed child care center will operate within the existing church building (San Bruno Chinese Church). Michael and Yunhan Shen (Applicants), San Bruno Chinese Church (Owner). **UP19-024**

**5. NEW BUSINESS:**

**A. 500 Sylvan Avenue** (APN: 014-314-220)

Zoning District: PD (Planned Development)

Recommended Environmental Determination: This extension request is exempted from further project level environmental review.

Request for one-year permit extension for permit renewal of a Planned Development Permit, Architectural Review Permit, and Conditional Use Permit for a nine-unit multi-family residential project located at 500 Sylvan Avenue pursuant to Section 12.128.020 of the San Bruno Municipal Code. The project includes construction of a new three-story, multi-family residential building containing nine dwelling units and 14 total parking spaces. Alan William Coon (Applicant), Suresh Gandhi (Owner). **PDP18-001, UP18-012 & AR18-002**

**6. ITEMS FROM STAFF**

A. Selection of the July 16, 2020 Architectural Review Committee members

**7. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** (Remaining comments not heard during previous comment period.) See item 2 above.

**8. ADJOURNMENT**

The next Planning Commission Meeting will be held on July 21, 2020 at 7:00 pm.

Posted Pursuant to Law June 5, 2020

